

River Watch Homeowners Association of Hillsborough Inc.
Board of Directors Monthly Meeting
Beef O'Brady's
4330 Bell Shoals Road, Valrico, FL 33596
October 18, 2017

Call to Order

Quorum Call, Notice of Meeting:

Margaret C., President called the meeting to order at 7:00PM.

Directors present were:

Margaret Cabral – President
Susan Flynn – Vice President
James Pulkowski – Treasurer
Judy Serra - Secretary
Victor Schott – Director-at-Large

Committee Members in attendance were:

Denise Akers – ACC Chair - Absent
Carol Livingston, Landscape Chair - Absent
Judy Serra, Website Chair
Kara Rutherford, Welcome Chair – Absent

Also in attendance were:

Becky Clemments, Homeowner
John Flynn, Homeowner
Tracy Halliday, Homeowner
Tom Halliday
Ralph Brown, Homeowner
Jon Grass, GPI

Review and Adoption of Minutes

Motion made by Judy S. 1st and James P. 2nd to accept the minutes from the September 2017 meeting. Motion carried unanimously.

Reports:

ACC: Margaret Cabral for Denise Akers

The following requests were submitted and approved:

- 9423 Clover Glen Dr. – install pool, deck and screen
- 9617 Birnamwood St. – Re-roof
- 12305 Freesia Ct. – Re-roof

Motion made by Judy S. 1st and James P. 2nd to accept ACC recommendations. Motion carried unanimously.

President's Report:

- There is a proposal before the Hillsborough County Commission to make Bloomingdale Avenue no left turns between Lithia Pinecrest and Highway 301. Recommend residents go to the meeting to voice their concern.

Treasurer Report – James Pulkowski

- Budget for 2018 - review and workshop

Landscape Committee: Margaret Cabral for Carol Livingston

- No news to report.

Welcome Committee: Judy Serra for Kara Rutherford

No new welcome packets were distributed this month.

Website Committee: Judy Serra

Calendar (basic functionality) has been added to the website based on homeowner request. Recommend adding BOD meeting dates for 2018 as well as the 2 community yard sales on April 7th and October 6th.

ACC has changed the date and location of their meeting. Judy will confirm the details with Denise Akers and update the website and calendar accordingly.

Remove the announcement for Volunteer from the website. Repurpose the spot for announcing the change in date/time of the ACC meeting.

Homeowner Concerns:

- Received email message from 2 homeowners expressing dissatisfaction and/or ideas with the communication/advertising for the Community Yard Sale. Margaret responded to the homeowners and has asked for their support to manage them in the future.
- Homeowner has a concern that there is a lack of communication between BOD and the homeowners other than the yearly newsletter and violation letters. It would be nice to have BOD walk the neighborhood or other forms of communication that make the neighbors feel welcome.
- In regards to the Welcome Committee Information Packet – homeowner suggested including a brief bio of each BOD.

Legal:

Collections:

- Items 1, 3, 6 Claim of Lien needs to be signed
- Items 2, 4, 8 – have been paid and file closed
- Item 7 – within 45 days remains in process
- Item 5 – Margaret will contact homeowner for additional information and provide a report at the next meeting
- Item 9 – GPI will check with George Root as to the status

Attorney Actions:

- Item 1, 2 – both violations have been corrected. We need to collect the legal fees and settlement. 1) Settlement was reached with homeowner. 2) Riverwatch has submitted a proposal to the homeowner and will await a response.
- Item 3 – the house has been repainted and will bill the homeowner for legal fees.
- Item 4 – GPI will send a violation letter.

Violations:

- Nothing to report.

Management Report:

- 9620 Birnamwood – street gutters were repaired on October 16th.
- Wiring for the front entrance lights that were installed by Outdoor Impressions has been corrected.
- 12413 Riverglen Dr. submitted an ACC application to re-paint, which was approved.
- Coull's has submitted a proposal to repair two sections of sidewalks, one on Riverglen and one on River Birch.
- 9616 Birnamwood – S&K Lawncare has done the abatement.

Unfinished Business:

- Amendment Update – Victor
- Front Entrance Lighting repair
- Fence violation – 12419 Riverglen – GPI will identify if the land is conservation
- Overpayment – determine policy for refund will be provided next month
- Tree trimming proposal
- Lift Station/TECO – Margaret is meeting with Commissioner Stacy White on October 23rd to discuss
- Traffic Jurisdiction Agreement – in process to be discussed next month

New Business:

- Sidewalk repair proposal for \$4,850 received from Coull's to repair 4 panels. Motion made by Judy S. 1st and Susan F. 2nd to accept the proposal. James P. abstained.
- Estoppel resolution – Motion made by James P. 1st and Margaret C. 2nd to sign the estoppel resolution as required by the State of Florida. Motion carried unanimously.
- 2018 budget workshop/reviews.
- Front entrance landscaping – Bright View will look into it.

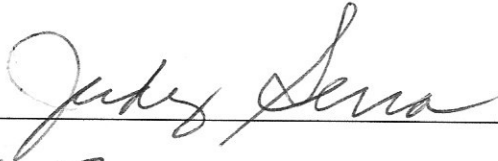
Determination of the Next Meeting:

The next monthly meeting will be held on November 15, 2017 at Beef O'Brady's on Bell Shoals Road.

Adjournment:

Motion made by Margaret C. 1st and Victor S. 2nd to adjourn by unanimous vote at 9:02PM.

Approved by: _____



Date: _____

11-15-17

Judy Serra
River Watch Board Secretary